



£795 Per Month

7 APPLEY RISE HOUSE, APPLEY RISE, RYDE, ISLE OF WIGHT,



Seafields

A very well proportioned 2 BEDROOM ground floor apartment convenient for town amenities, the sea front, lovely beaches and Island/mainland transport links. The property comprises a hallway leading to a bright and airy sitting room, with windows over looking communal garden. There is also a separate, newly fitted kitchen and bathroom with electric shower and separate w.c. Benefits include newly decoration throughout, communal garden to front and an off-street PARKING SPACE.

Available Now * Deposit: £915 * Council Tax: A * EPC Rating: D

ACCOMMODATION:

Two bedroom newly refurbished ground floor flat

HALLWAY:

Wooden front door leading to newly painted hallway with large storage cupboard and radiator

CLOAKROOM:

5'01 x 2'04 (1.55m x 0.71m)

Newly painted with new vinyl flooring, new low level w.c. and radiator. Small window to the front of the property

SITTING ROOM:

11'00 x 13'09 (3.35m x 4.19m)

Newly painted walls with two windows overlooking the communal garden, with carpet and radiator

KITCHEN:

9'10 x 6'10 (3.00m x 2.08m)

Newly fitted kitchen with a range of base units along with the original wall cupboards which have glass doors, wood effect work tops, electric oven and gas hob and space for washing machine and under counter fridge and freezer. New vinyl flooring and window to the rear of the property.

BATHROOM:

5'09 x 4'09 (1.75m x 1.45m)

Newly fitted white bathroom suite comprising a bath with taps and electric shower over, wash hand basin with cupboard below, mirror and radiator. The walls are fully tiled

BEDROOM 1:

12'01 x 9'06 (3.68m x 2.90m)

Newly painted with window to the front overlooking the communal garden, radiator and carpet

BEDROOM 2:

13'10 x 7'10 (4.22m x 2.39m)

Newly painted with two windows to the front overlooking the communal garden, radiator and carpet

PARKING:

Parking for one car in front of Appley Rise House

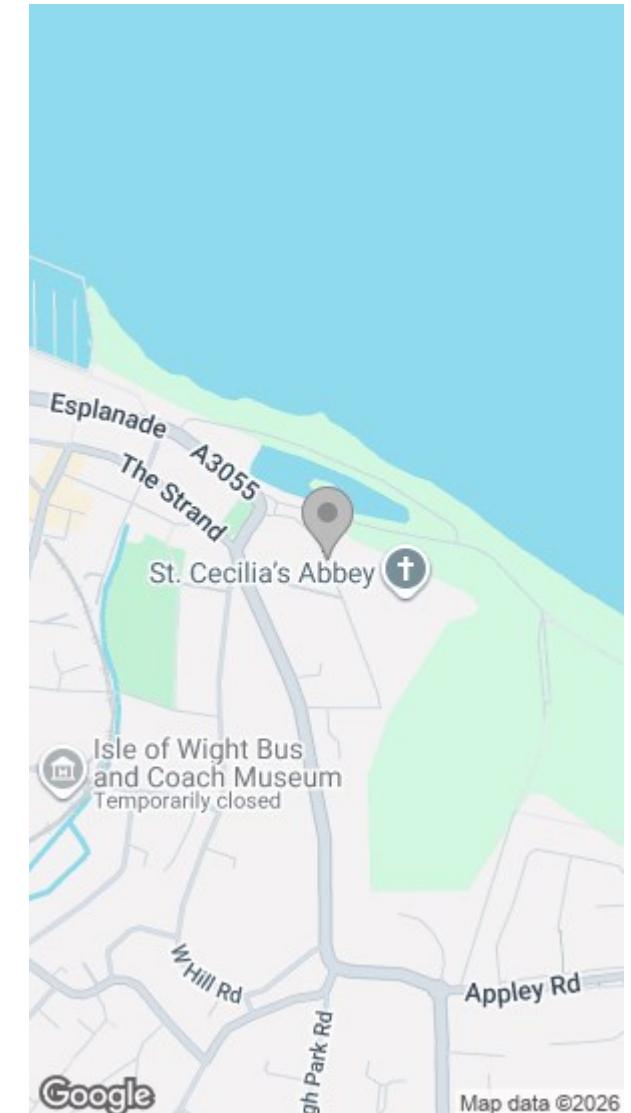
TENANT PERMITTED FEES:

LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)
As well as paying the rent, tenants may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'):

Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

Deposit: Equivalent to 5 weeks' rent (as above) Any changes to the tenancy agreement at tenants request, to include £50 per change; Key replacement if lost, Tenant's request for the early termination: Should the tenant wish to leave their contract early, they shall be liable to pay landlord's costs for re-letting property as well as rent due under the tenancy until the start date of the replacement tenancy. During the tenancy (payable to the provider) if applicable: Utilities: electricity, water; telephone and broadband; Council Tax.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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